

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	1033 Logan Place, Colorado Springs, CO 80909	Order ID	9093581	Property ID	34948760
Inspection Date	01/03/2024	Date of Report	01/03/2024		
Loan Number	56180	APN	6408115014		
Borrower Name	Catamount Properties 2018 LLC	County	El Paso		

Tracking IDs					
Order Tracking ID	1.3_BPO	Tracking ID 1	1.3_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	JANEL BETH ROSSETTO	Subject conforms to the neighborhood and has average curb appeal consistent with the neighboring properties. The Subject is a 4-side brick ranch style home with a 2-car attached garage and oversized driveway. The site is an interior lot with fenced backyard, covered back patio, unremarkable landscaping or views. The exterior overall reflects an adequately maintained appearance. No issues observed during drive-by inspection. Subject has recent 'sold' MLS, marketing photos reflect a dated/tired interior with original features and few or no updates in over 15 years. The interior needs cosmetics but livability is not diminished, and the property appears to be functional as a residence. Subject is centrally located, public bus stop at the end of the block, and there is an elementary school, park and a golf course within a half mile.
R. E. Taxes	\$1,336	
Assessed Value	\$22,640	
Zoning Classification	Residential R1-6	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Windows & doors appear secure.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Top O The Town is a mature subdivision primarily built during the 1950s. Majority of the properties are single level modest tract homes and most have basements. Central location with public transit close by and easy access to highways. Many conveniences surround, schools & parks are reasonable proximity. Majority of the neighborhood homes reflect average condition and average curb appeal. Typical financing in the area for similar homes are conventional mortgages. Over the prior year average marketing time is 22 days and Closed Prices average 98% of list prices. Distress/REO activity is low at ...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$274600 High: \$569600	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Neighborhood Comments

Top O The Town is a mature subdivision primarily built during the 1950s. Majority of the properties are single level modest tract homes and most have basements. Central location with public transit close by and easy access to highways. Many conveniences surround, schools & parks are reasonable proximity. Majority of the neighborhood homes reflect average condition and average curb appeal. Typical financing in the area for similar homes are conventional mortgages. Over the prior year average marketing time is 22 days and Closed Prices average 98% of list prices. Distress/REO activity is low at this time.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1033 Logan Place	1513 Prairie Rd	1506 Holmes Dr	2841 Illinois Av
City, State	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80909	80909	80909	80907
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.66 ¹	1.52 ¹	1.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$405,000	\$449,000	\$425,000
List Price \$	--	\$400,000	\$449,000	\$415,000
Original List Date		11/13/2023	11/07/2023	11/08/2023
DOM · Cumulative DOM	-- · --	51 · 51	57 · 57	31 · 56
Age (# of years)	70	68	67	68
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Investor	Investor
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,467	1,233	1,389	1,425
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 3	3 · 1 · 1
Total Room #	8	8	10	8
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	1,233	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.18 acres	0.15 acres	0.17 acres
Other	Fireplace	None known	Fireplace	Fireplace

* Listing 3 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 ACTIVE. 1 Price Decrease. Comp interior is neutral throughout, kitchen & one bathroom have been updated. No other notable improvements. Original hardwood floors throughout. Basement level is partially framed but remains unfinished overall.

Listing 2 ACTIVE. Renovated with all new interior including new kitchen & bathrooms, flooring, light & plumbing fixtures, doors & hardware. Neutral paints throughout. Move in ready.

Listing 3 PENDING. 2 Price Decreases. Made Ready with new interior paint and flooring, some bathroom updates. Not everything is improved or new but likely move in ready.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1033 Logan Place	804 N Meade Ave	1303 E Madison St	1915 Wynkoop Dr
City, State	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80909	80909	80907	80909
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	1.00 ¹	1.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$475,000	\$435,000	\$400,000
List Price \$	--	\$450,000	\$435,000	\$395,000
Sale Price \$	--	\$431,000	\$400,000	\$400,000
Type of Financing	--	Conventional	Cash	Va
Date of Sale	--	09/15/2023	08/25/2023	05/05/2023
DOM · Cumulative DOM	-- · --	38 · 66	4 · 31	26 · 55
Age (# of years)	70	78	70	62
Condition	Average	Good	Average	Average
Sales Type	--	Investor	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Beneficial ; Golf Course	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Beneficial ; Golf Course	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,467	1,472	1,353	1,331
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1 · 1	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.14 acres	0.20 acres	0.17 acres
Other	Fireplace	Fireplace, Central AC	Fireplace	None known
Net Adjustment	--	-\$13,650	+\$5,420	-\$1,270
Adjusted Price	--	\$417,350	\$405,420	\$398,730

* Sold 3 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** ADJUSTMENTS: Condition -20,000, GLA -150, Garage +10,000, Central AC -3,500 1 Price Decrease. Comp interior is neutral throughout, bathrooms improved over the prior 10 years but otherwise few notable updates. Original hardwood floors and well preserved original features. Well maintained appearance.
- Sold 2** ADJUSTMENTS: Site/view -10,000, GLA +3,420, Bathroom +2,000, Garage +10,000 Site backs to golf course. New exterior paint. Neutral interior with updated kitchen over the prior 5 years but no other outstanding improvements. Adequately maintained appearance.
- Sold 3** ADJUSTMENTS: Seller concession -7,350, GLA +4,080, Fireplace +2,000 1 Price Decrease. Comp interior is neutral throughout with very modest updates over the prior 10 years, none outstanding but overall reflects an adequately maintained appearance.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Last MLS Sold Date: 01/02/24			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		0					
# of Sales in Previous 12 Months		1					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
11/24/2023	\$425,000	12/11/2023	\$399,900	Sold	01/02/2024	\$400,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$404,900	\$404,900
Sales Price	\$400,000	\$400,000
30 Day Price	\$399,000	--
Comments Regarding Pricing Strategy		
<p>Subject is on a slab or crawl space foundation, but majority of the properties in the area have (finished) basements which is a value feature. It was necessary to expand radius to produce comps and broker attempted to relax other criteria but there is still an extreme shortage of comps that don't have a basement And that are similar condition. Radius was expanded up to 2 miles but all comps are located in the Subject's market area and school district. Comps selected are the best available at the time of this report and adjustments made are sufficient for the area. Comps were chosen with most weight on similar GLA and room count and preference for properties with the fewest updates and improvements. All Sold comps as adjusted provide a likely reliable indication of the Subject's value in the current market. Comp sold dates are over the preferred 90 days but Colorado Springs has a seasonal market that has remained stable over the prior year, it's generally acceptable to use comps up to one year as necessary.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Front



Front



Front



Front



Address Verification

Subject Photos



Side



Side



Side



Side



Side



Street

Subject Photos



Street



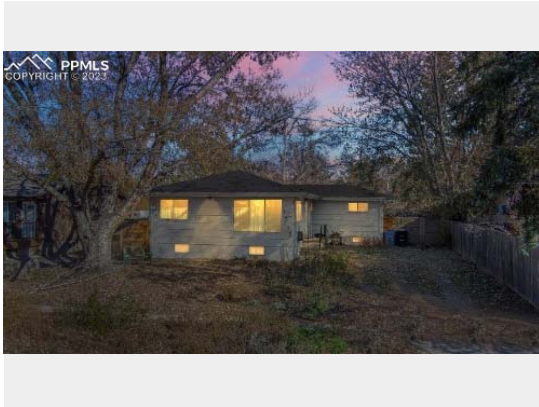
Street



Other

Listing Photos

L1 1513 Prairie RD
Colorado Springs, CO 80909



Front

L2 1506 Holmes DR
Colorado Springs, CO 80909



Front

L3 2841 Illinois AV
Colorado Springs, CO 80907



Front

Sales Photos

S1 804 N Meade AVE
Colorado Springs, CO 80909



Front

S2 1303 E Madison ST
Colorado Springs, CO 80907



Front

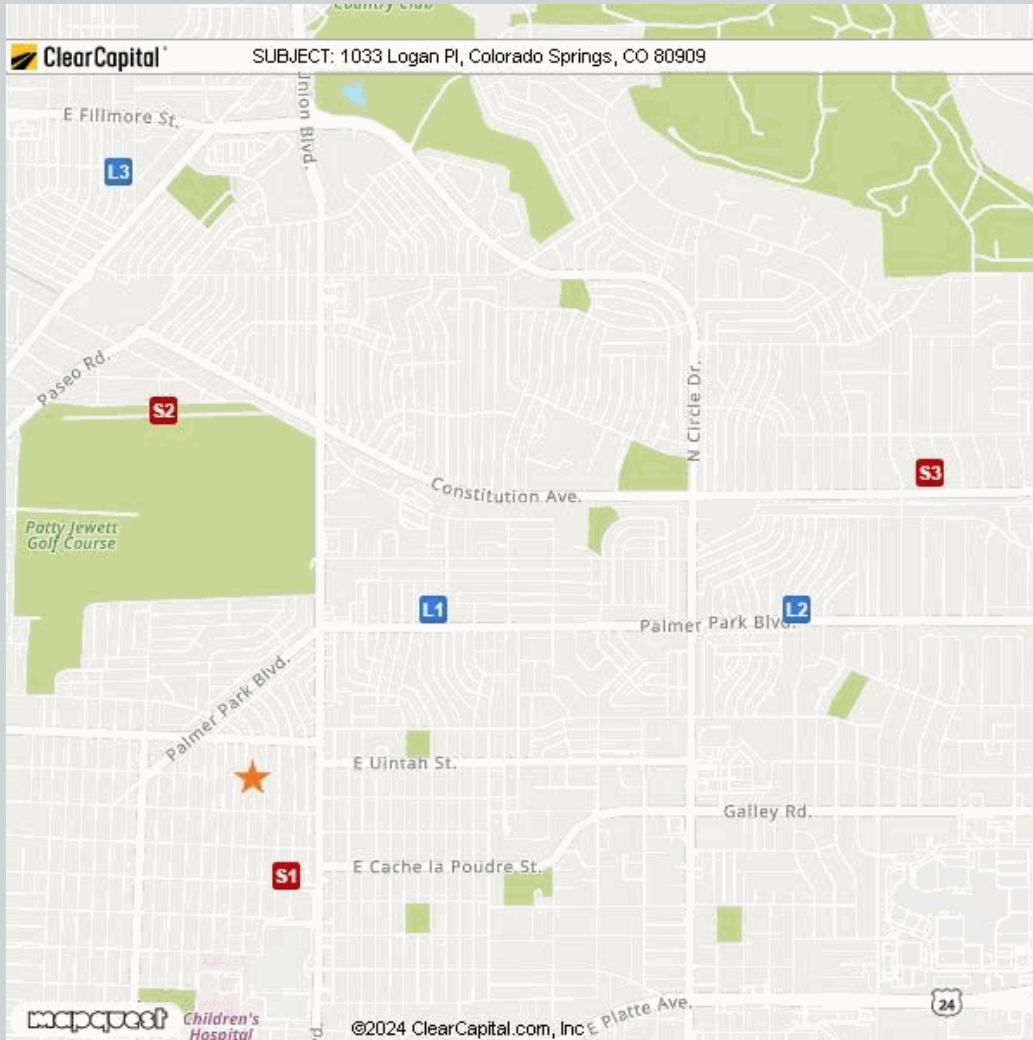
S3 1915 Wynkoop DR
Colorado Springs, CO 80909



Front

ClearMaps Addendum

Address ★ 1033 Logan Place, Colorado Springs, CO 80909
Loan Number 56180 **Suggested List** \$404,900 **Suggested Repaired** \$404,900 **Sale** \$400,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1033 Logan Place, Colorado Springs, CO 80909	--	Parcel Match
L1 Listing 1	1513 Prairie Rd, Colorado Springs, CO 80909	0.66 Miles ¹	Parcel Match
L2 Listing 2	1506 Holmes Dr, Colorado Springs, CO 80909	1.52 Miles ¹	Parcel Match
L3 Listing 3	2841 Illinois Av, Colorado Springs, CO 80907	1.65 Miles ¹	Parcel Match
S1 Sold 1	804 N Meade Ave, Colorado Springs, CO 80909	0.28 Miles ¹	Parcel Match
S2 Sold 2	1303 E Madison St, Colorado Springs, CO 80907	1.00 Miles ¹	Parcel Match
S3 Sold 3	1915 Wynkoop Dr, Colorado Springs, CO 80909	1.98 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.
² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Darlene Haines	Company/Brokerage	1List Realty
License No	ER100003044	Address	3021 Mandalay Grv Colorado Springs CO 80917
License Expiration	12/31/2024	License State	CO
Phone	3039560090	Email	darlenehaines@hotmail.com
Broker Distance to Subject	4.42 miles	Date Signed	01/03/2024

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.